



**Town of Stonington  
Planning and Zoning Commission**

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**Andy Meek**  
Member

**Bennett Brissette**  
Alternate

**Ben Philbrick**  
Alternate

**Vacant**  
Alternate

Agenda items are on file for public review in the Stonington Department of Planning  
152 Elm Street  
Stonington  
860.535.5095  
dop@stonington-ct.gov

Stonington Board of Education District Office is wheelchair accessible. If you plan to attend this public meeting and you have a disability which requires special arrangements, please call 860.535.5095 at least 24 hours in advance.

Reasonable accommodations will be made to assist your needs.

23 OCT 31 AM 9:27

SALLY D'ERLICE  
TOWN CLERK

**AGENDA**

**Special Meeting**

**Monday, November 6, 2023 - 7:00pm**  
**Stonington Board of Education District Office**  
**40 Field Street, Pawcatuck, CT 06379**

1. Call to order: 7:00 p.m.
2. Appoint Alternates:
  - Ben Philbrick (seated 9/5/23)
  - Bennett Brissette (seated 10/3/23)
3. Minutes:
  - #1739, October 17, 2023
4. Correspondence:
5. Reports:
  - A. Staff
  - B. Commission
  - C. Zoning Enforcement & Violations
  - D. Administrative Review
6. Old Business:
  - A. **PZ2325SPA Unicorn Project, LLC (B. Middleton)** - Site Plan Approval application to modernize and update an existing motel. Project includes new exterior materials, bringing railings and stairs up to code, new covered entry, replacement pool, rooftop solar panels, and two additions (416SF & 648SF). Property located at 247-251 Greenmanville Ave., Mystic. Assessor's Map 171 Block 1 Lot 1. Zone TC-80.
7. Public Hearing(s) **None**
8. Future Public Hearing(s):
  - A. **PZ2322SPA & GPP Fair Housing of Connecticut, LLC (M. Ranelli)** - Site Plan Approval and Groundwater Protection Permit applications for an Affordable Housing Project submitted pursuant to CGS 8-30G. Proposal consists of 113 single-family housing units and associated site improvements. Properties located at 207, 215 & an unaddressed parcel on Liberty St., Pawcatuck. Assessor's Map 16, Block 4, Lots 12, 12A & 13. Zone LS-5.  
*PH Scheduled for 11/21/23*

**MEETING PROCEDURES**

**PUBLIC HEARINGS**

Public hearings are an opportunity for public participation during the review of a development proposal.

Applicants will make an initial presentation. The public can then speak "in favor," "in opposition," or under "general comments." A signup sheet is located at the main entrance. Participants are not required to sign up, however, the list will be used to organize the order of interested speakers.

Any questions will be addressed as part of the applicant's rebuttal. Once a public hearing has been closed, neither the applicant nor the public can participate in the proceedings.

**NEW SUBMITTALS**

No action will be taken on these items. New submittals require routing to other town agencies, and in some instances will be scheduled for a public hearing at a later date.

- B. **PZ2324SUP Hero Holdings, LLC (C. Burkhalter)**- Special Use Permit application to permit amplified recorded and amplified live music at *The Hounds* event venue. Property located at 769 Stonington Rd., Stonington. Assessor's Map 75 Block 1 Lot 6. Zone GC-60. *PH Scheduled for 11/21/23.*

**CANCELLED**